

4.1 R-1 Residence District.

A. *Use Regulations.* The following uses shall be permitted:

1. One-family dwelling.
2. Public park, playground and fair grounds.
3. Public library, museum and community building.
4. Public and private school, elementary and high, college.
5. Church or other place of worship. Parish house.
6. Municipal, county, state or federal building, except for such uses as warehouse, garage or other uses customarily carried on as a business.
7. Water supply reservoir, well, tower or filter bed.
8. Telephone exchange where no public business office and no repair or storage facilities are maintained.
9. Railway right of way not including railway yards. Passenger station.
10. Agriculture, gardening, and nursing for the propagation of plants.
11. Home occupations as defined herein.
12. Accessory buildings and uses customarily incidental to any of the above uses.

B. *Height Regulations.* No building shall exceed a height of thirty-five (35) feet or three (3) stories except as hereinafter provided.

C. *Area Regulations.*

Front yard. The minimum front yard shall be twenty-five (25) feet.

Rear yard. The minimum rear yard shall be twenty (20) feet.

Side yard. The minimum width of the side yard on each side of the building shall be five (5) feet.

Lot area per family. Each one-family dwelling shall be located on a lot having an area of not less than six thousand (6,000) square feet.

D. *Special Exemptions allowed within an R-1 Residence District:*

1. Bed and breakfast.
2. Funeral home or mortuary.
3. Hospital, sanitarium, or clinic, not including animal hospitals.
4. Home for the children or aged.
5. Offices offering professional services.
6. Telecommunication towers, antennas, monopoles, or other devices designed to carry telecommunications transmitting and receiving equipment. (Ord. No. 1577, § 3, 3-12-84; Ord. 1812, § 1 (part), 5-4-98; Ord. No. 1892, § 2, 11-19-01.)

5 R-2 Residence District.

A. *Use Regulations.* The following uses shall be permitted:

1. Any use permitted in the R-1 Residence District.
2. Two-family dwelling. Multiple-family dwelling for not more than four (4) families when housed in a single detached building.
3. Private club or lodge, excepting those the chief activity of which is a service customarily carried on as a business.
4. Accessory buildings and uses customarily incidental to any of the above uses.

B. *Height Regulations.* No building shall exceed a height of thirty-five (35) feet or three (3) stories except as hereinafter provided.

C. *Area Regulations.*

Front yard. The minimum front yard shall be twenty (20) feet.

Rear yard. The minimum rear yard shall be twenty (20) feet.

Side yard. The minimum width of the side yard on each side of the building shall be five (5) feet.

Lot area per family. There shall be a lot area of not less than forty-five hundred (4,500) square feet for a one-family dwelling; not less than three thousand (3,000) square feet per family for a two-family dwelling; and not less than twenty-five hundred (2,500) square feet per family for three-family or four-family dwellings.

D. *Special Exemptions allowed within an R-2 Residence District:*

1. Bed and breakfast.
2. Funeral home or mortuary.
3. Hospital, sanitarium, or clinic, not including animal hospitals.
4. Home for the children or aged.
5. Offices offering professional services.
6. Telecommunication towers, antennas, monopoles, or other devices designed to carry telecommunications transmitting and receiving equipment (Ord. No. 1812, § 1 (part), 5-4-98; Ord. No. 1892, § 3, 11-19-01.)

6 R-3 Residence District.

A. *Use Regulations.* The following uses shall be permitted:

1. Any use permitted in the R-2 Residence District.
2. Multiple-family dwelling, or apartment court.
3. Boarding or lodginghouse.
4. Hospital, sanitarium, or clinic, but not including animal hospitals. Home for the children or aged. Offices offering professional services. Funeral homes or mortuaries.
5. Educational, religious, philanthropic and eleemosynary institutions, excepting asylums for the insane.
6. Storage garages and parking lots for storage in conjunction with two, three, four and multifamily dwellings only.
7. Accessory buildings and uses customarily incidental to any of the above uses.

B. *Height Regulations.* No building shall exceed a height of forty-five (45) feet or four (4) stories, except as hereinafter provided.

C. *Area Regulations.*

Front yard. The minimum front yard shall be fifteen (15) feet.

Rear yard. The minimum rear yard shall be fifteen (15) feet.

Side yard. The minimum width of the side yard on each side of the building shall be five (5) feet if the building height is not greater than thirty-five (35) feet. For each additional foot of height the building exceeds thirty-five (35) feet, each side yard shall be increased one (1) foot in width.

Lot area per family. There shall be a lot area of not less than four thousand (4,000) square feet for a one-family dwelling; not less than two thousand (2,000) square feet per family for a two-family dwelling; and not less than eight hundred (800) square feet per family for multiple dwellings.

D. *Parking Regulations.* All newly erected or constructed multiple-family dwellings within the R-3 Residence District shall provide upon the same lot, or within 300 feet thereof, the number of accessible off-street parking spaces required by the use and area parking schedule set forth in subsection 16 of section 10 of this Ordinance.

E. *Special Exemptions allowed within the R-3 Residence District:*

1. Telecommunication towers, antennas, monopoles, or other devices designed to carry telecommunications transmitting and receiving equipment. (Ord. No. 1163, § 1, 4-4-70; Ord. No. 1269, § 2, 7-8-74; Ord. No. 1718, § 3, 5-17-93; Ord. No. 1812, § 1 (part), 5-4-98; Ord. No. 1892, § 4, 11-19-01.)

6A R-4 Residence District.

There is hereby created an R-4 Residence District.

A. *Use Regulations.* The following uses shall be permitted.

1. Mobile and manufactured home parks.
2. Accessory buildings and uses customarily incidental to the above uses.

B. *Spacing and Area Regulations.* The spacing and area regulations shall be regulated by Ordinance No. 1284 relating to mobile home parks, codified as Appendix C of the Sheridan City Code.

C. Special Exemptions allowed within the R-4 Residence District:

1. Telecommunication towers, antenna, monopoles, or other devices designed to carry telecommunications transmitting and receiving equipment. (Ord. No. 1053, § 2, 7-10-61; Ord. No. 1637, § 4, 4-6-87; Ord. No. 1827, § 1 (part), 12-21-98; Ord. No. 1892, § 5, 11-19-01.)